

# UNOFFICIAL COPY



Doc#: 0830326047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2008 09:27 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

FIRST AMERICAN

File # 18391648 *10/2*

*unmarried*  
THE GRANTOR, Ana I. Perez of 3228 North Kilbourn Street, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Cuauhtemoc Ramirez, MARRIED and Maria Cabanas, MARRIED, of 239 Kingbridge Drive, City of Carol Stream, County of DuPage, State of IL, as HUSBAND & WIFE, AS TENANTS BY THE ENTIRETY all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

### Parcel 1:

Unit 3238-1 of that part of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the West 410 feet and except the East 33 feet thereof taken for a street and except the North 133 feet thereof and except the South 33 feet taken for Belmont Avenue thereof) in Section 22, Township 40 North, Range 13, East of the Third Principal Meridian; also the East 100 feet of the West 410 feet of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the South 33 feet thereof taken for Belmont Avenue), in said Section 22, bounded and described as follows: Commencing at the intersection of the North line of West Belmont Avenue, said North line being 33 feet North of the South line of said Southwest 1/4 of Section 22 and the West line of North Kilbourn Avenue, said West line being 33 feet West of the East line of West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 22; thence North 00 degrees 10 minutes 17 seconds West, along the West line of said North Kilbourn Avenue, 410.93 feet to the point of beginning; thence South 80 degrees 49 minutes 43 seconds West, 67.36 feet, thence South 00 degrees 10 minutes 17 seconds East, 25.67 feet; thence North 89 degrees 49 minutes 43 seconds East, 20.63 feet; thence North 00 degrees 10 minutes 17 second West, 0.87 feet thence North 89 degrees 49 minutes 43 seconds West, 46.73 feet; thence North 00 degrees 10 minutes 17 seconds West, 24.70 feet to the point of beginning.

### Parcel 2:


Non-exclusive easement for the benefit of Parcel 1 for ingress, egress, use and enjoyment as set forth in and created by the declaration of covenants, conditions and restrictions and easements for the Kilbourn County Townhomes recorded as Document Number 0418832056.

SUBJECT TO: General taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2007.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


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Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 OCT. 24.08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
03176.25
FP 102812

# 0000001971

**STATE OF ILLINOIS**  
 STATE TAX  
  
 OCT. 24.08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00302.50
FP 103027

# 0000057256

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 OCT. 24.08  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00151.25
FP 103028

# 0000057462

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Permanent Real Estate Index Number(s): 13-22-321-048-0000  
Address(es) of Real Estate: 3238 N. Kilbourn Street, Chicago, IL 60641

Dated this 3rd day of October, 20 08.

Ana I Perez  
Ana I. Perez

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ana I. Perez, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of October, 20 08.



[Signature]  
(Notary Public)

Prepared by: ALFRED BEIS  
Attorney at Law  
3 N. 631 WILDFLOWER LANE  
WEST Chicago, IL 60185

Mail To: CUAQU TEMOC A. RAMIREZ  
AND LUCERO CABANAS

Name and Address of Taxpayer:  
CUAQU TEMOC A. RAMIREZ  
AND ~~LUCEO~~ MARIA LUCERO CABANAS  
3238 N. KILBOURN UNIT 1  
CHICAGO, IL 60641